

2454 MONROE TERRACE THE VILLAGES FL 32162

https://candiscarmichael.com



**\*\*\$25K Price Reduction\*\*** Welcome to The Villages, Florida’s Friendliest Hometown and where your next home is! This beautifully maintained single-story Camellia model offers 2 bedrooms, 2 bathrooms, a versatile flex room, and over 1,900 square feet of living space. The open kitchen features maple cabinets and crown moulding, seamlessly flowing into the dining and living [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1927 sq ft



Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRO6342169



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Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://unbranded.visithome.ai/ddbsAAVrjUKcKWnW4Hnev2?mu=ft>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 5660 sq ft

**SubdivisionName:** VILLAGES OF SUMTER

**GarageSpaces:** 2

**Date added:** Added 5 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1927 sq ft

**Year built:** 2008

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 18S

**Road Surface Type:** Paved

**Elementary School:** Wildwood Elementary **Middle Or Junior School:** South Sumter Middle

**High School:** Wildwood High

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile, Luxury Vinyl

**Patio And Porch Features:** Covered, Rear Porch, Screened

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Rain Gutters, Sliding Doors

**Utilities:** Electricity Connected, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Microwave, Range, Refrigerator

**Laundry Features:** Inside, Laundry Room

**Pool Features:** In Ground, Other

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Partially

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## Property Details

**Subdivision Name:** VILLAGES OF SUMTER

**Levels:** One

**Foundation Details:** Slab

**Parcel Number:** D36E130

**Direction Faces:** Southeast

**Construction Materials:** Vinyl Siding, Frame

**Listing Terms:** Cash, Conventional, FHA, VA Loan

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## Association Information

**Association Fee Includes:** Pool, Recreational Facilities

**Association Amenities:** Clubhouse, Gated, Pool, Recreation Facilities

**Community Features:** Clubhouse, Deed Restrictions, Gated Community - No Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Tennis Court(s)

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## Fees&Taxes



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**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 1762

**Tax Lot:** 130

**Tax Annual Amount:** \$5,584

**Tax Legal Description:** LOT 130 THE VILLAGES OF SUMTER UNIT NO 137 PB 9 PGS 18-18A

## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	14x14	First	14	14
Living Room	18x19	First	19	18
Dining Room	10x13	First	13	10
Primary Bedroom	19x17	First	17	19
Primary Bathroom	12x20	First	20	12
Bedroom 2	12x11	First	11	12
Den	12x12	First	12	12

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Deed Restrictions, Gated Community - No Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Tennis Court(s)

**PoolFeatures:** In Ground, Other

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting, Rain Gutters, Sliding Doors

**Utilities:** Electricity Connected, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Microwave, Range, Refrigerator

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Frame, Vinyl Siding

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** ShowingTime

**Occupant Type:** Vacant



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